

DATE: June 3, 2020

ARC REVIEW CODE: R2005191

TO: Chairman Harry Johnston
ATTN TO: Michael Chapman, Zoning Manager
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact (DRI) Review

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Thomas Concrete (DRI #3103) (Cherokee County)

Submitting Local Government: Cherokee County

Review Type: Development of Regional Impact **Date Opened:** May 19, 2020 **Date Closed:** June 3, 2020

Description: A Development of Regional Impact (DRI) review of a proposed project to build a concrete batch processing facility in unincorporated Cherokee County. The total site area is 16.83 acres at a location northwest of Ball Ground/Canton Highway at Willow Road. The site is adjacent to Interstate 575. The nearest access to I-575 would be Airport Drive (exit 24). Total disturbed area would be 6.54 acres. The local trigger is a Land Disturbance Permit. Expected buildout is 2021.

Comments: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Developing Suburbs Area of the region. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. General RDG information and recommendations for Developing Suburbs are listed at the bottom of these comments.

Although the site is located in the Developing Suburbs area of the UGPM, the segment of Canton Highway/Ball Ground Highway where the project is located already has multiple industrial and commercial uses backing up to Interstate 575. There are other industrial and institutional uses nearby, including a landfill and a county water works facility. There are a few scattered rural single-family homes across from the site, and some newer residential subdivisions to the northeast.

The estimated number of trips for the DRI site is 140 per day, based on the applicant's estimate of concrete-mixing capacity at similar facilities and the expected number of employees. The project qualifies for expedited review by Georgia Regional Transportation Authority. However, because a portion of the trips

will be by heavy trucks, care should be taken to consider project driveway design and construction, route choice, turning movements, acceleration and deceleration, railroad crossings, and grades that will be affected by that vehicle type. Coordination is encouraged among Cherokee County, the Georgia Department of Transportation, and other nearby jurisdictions on any potential effects from truck travel generated by the project.

The majority of trips generated by this project are expected to use Interstate 575 and other routes to the south. Regarding any trips to the north using Ball Ground Road/Gilmer Ferry Road (SR 372), concerns were raised recently in another DRI review regarding any additional heavy truck traffic using that route because it is in a deteriorating condition and not designed for heavy trucks, despite being identified by Georgia Department of Transportation as a truck route. While it's beyond the scope of this review to resolve the concerns raised by the City, it's clear that both existing and future industrial and commercial uses will require coordination among the City, County, and GDOT to address the long-term stability of SR 372 and how truck traffic is accommodated or redirected in the meantime.

Please see the attached comments from the City of Canton regarding concerns about the potential maintenance impacts of additional truck traffic on the City-owned portion of Ball Ground Highway. Other comments from the Georgia Department of Transportation's aviation division note that the project is near a navigation facility and must file an FAA Form 7460-1. In addition, ARC encourages the applicant team to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all proposed driveways, paths and parking areas on the site. This framework can offer the potential for safe internal site circulation for employees on foot or by another alternative mode.

Please see the attached comments from ARC's Natural Resources Group, which note that this project is subject to the Georgia Department of Natural Resources' Part 5 Water Supply Watershed Minimum Criteria. Additional comments from Georgia DNR regarding vulnerable species and best practices for construction containment are also attached.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design best practices throughout the site in general, in parking areas, on site driveways, in stormwater detention facilities, and as part of any improvements to site frontages.

Developing Suburbs are mostly residential areas that were constructed from around 1995 to today. These areas are projected to remain suburbs through 2040. General recommendations for these areas include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off

- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT	ARC TRANSPORTATION ACCESS & MOBILITY	ARC NATURAL RESOURCES
ARC RESEARCH & ANALYTICS	ARC AGING & HEALTH RESOURCES	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF NATURAL RESOURCES	GEORGIA DEPARTMENT OF TRANSPORTATION	CITY OF BALL GROUND
CITY OF CANTON	GRTA/SRTA	

If you have any questions regarding this review, please contact Greg Giuffrida at (470) 378-1531 or ggiuffrida@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.

DEVELOPMENT OF REGIONAL IMPACT

Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Cherokee County, Georgia
Individual completing form: Michael Chapman
Telephone: 678-493-6101
E-mail: mchapman@cherokeega.com

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Thomas Concrete
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 489 Operations Drive, Canton, GA
Brief Description of Project: A Development of Regional Impact (DRI) review of a proposed project to build a concrete batch processing facility in unincorporated Cherokee County. The total site area is 16.83 acres at a location northwest of Ball Ground/Canton Highway at Willow Road. The site is adjacent to Interstate 575. The nearest access to I-575 would be Airport Drive (exit 24). The first phase of disturbed area would be 2.75 acres, with a second phase to reach 6.54 acres total. The local trigger is a Land Disturbance Permit. Expected buildout is 2021.

Development Type:

- | | | |
|--|--|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input checked="" type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 16.83 acres
Developer: Canton Mill Ventures, LLC
Mailing Address: 131 Roswell St
Address 2: Suite B201
City: Alpharetta State: GA Zip: 30009
Telephone: 16786431250
Email: grant@dime.is

Is property owner different from developer/applicant? ☐ (not selected) ☐ Yes ☒ No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following

information: Project Name:
Project ID:

The initial action being requested of the local government for this project: ☐ Rezoning
☐ Variance
☐ Sewer
☐ Water
☐ Permit
☒ Other LDP

Is this project a phase or part of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 2020
Overall project: 2021

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Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Login](#)

DRI #3103

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Cherokee County, Georgia
Individual completing form: Michael Chapman
Telephone: 678-493-6101
Email: mchapman@cherokee.ga.gov

Project Information

Name of Proposed Project: Thomas Concrete
DRI ID Number: 3103
Developer/Applicant: Canton Mill Ventures, LLC
Telephone: 16786431250
Email(s): grant@dime.is

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$500,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$300,000

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: Cherokee County

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .01 MGD

Is sufficient water supply capacity available to serve the proposed project?
☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: Cherokee County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .0003 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 140 trucks and cars 24 hrs

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 15.6 tons

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☒ Yes ☐ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 20 %

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Detention Ponds and water recycling ponds onsite

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? ☐ (not selected) ☒ Yes ☐ No

2. Significant groundwater recharge areas? ☐ (not selected) ☒ Yes ☐ No

3. Wetlands? ☐ (not selected) ☐ Yes ☐ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☐ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☐ No
6. Floodplains? ☐ (not selected) ☐ Yes ☐ No
7. Historic resources? ☐ (not selected) ☐ Yes ☐ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☐ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)

Greg Giuffrida

From: Steve Green <steve.green@cantonga.gov>
Sent: Thursday, May 28, 2020 3:06 PM
To: Greg Giuffrida
Cc: Billy Peppers; Ken Patton
Subject: Re: ARC DRI Review Notification - Thomas Concrete DRI #3103 (Cherokee County)

The only City of Canton concern would be the truck traffic driving on our city maintained roadway between BoJangles and GDOT maintenance at 575/Riverstone.

On Tue, May 19, 2020 at 2:16 PM Greg Giuffrida <GGiuffrida@atlantaregional.org> wrote:

Development of Regional Impact (DRI) – Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) has begun a Development of Regional Impact (DRI) review of **Thomas Concrete DRI #3103** in Cherokee County. Please note this is a different project than the recent Thomas Concrete Recycling DRI #3098 in Cobb County.

Description: A Development of Regional Impact (DRI) review of a proposed project to build a concrete batch processing facility in unincorporated Cherokee County. The total site area is 16.83 acres at a location northwest of Ball Ground/Canton Highway at Willow Road. The site is adjacent to Interstate 575. The nearest access to I-575 would be Airport Drive (exit 24). Total disturbed area would be 6.54 acres. The local trigger is a Land Disturbance Permit. Expected buildout is 2021.

As a representative of a nearby local government or other potentially affected party, we request that you or your staff review the attached ARC Preliminary Report and provide ARC any comments on the DRI no later than **Wednesday, June 3, 2020**. All comments must be emailed to GGiuffrida@atlantaregional.org. You may also view the Report and other project information via the [ARC Plan Reviews webpage](#) beginning tomorrow, Wednesday, May 20, by entering “Thomas Concrete” in the search field at the bottom of the page.

For more information regarding the DRI process, please visit the [ARC DRI webpage](#).

Regards,

Greg Giuffrida

Plan Reviews Program Manager, Community Development

Atlanta Regional Commission

P | 470.378.1531

ggiuffrida@atlantaregional.org

atlantaregional.org

International Tower

229 Peachtree Street NE | Suite 100

Atlanta, Georgia 30303

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Steve Green, *Zoning Administrator*

770.704.1530

steve.green@cantonga.gov

[151 Elizabeth Street](#) | [Canton, GA 30114](#) | cantonga.gov

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Greg Giuffrida

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Monday, June 1, 2020 12:19 PM
To: Greg Giuffrida
Cc: Brian, Steve; Comer, Carol; Edmisten, Colette; Robinson, Joseph; Don Stevens (cptzereo@gmail.com); fly@ssaviation.us
Subject: RE: ARC DRI Review Notification - Thomas Concrete DRI #3103 (Cherokee County)
Attachments: ARC Preliminary Report - Thomas Concrete .pdf

Greg,

The proposed project to build a concrete batch processing facility in unincorporated Cherokee County, on a total site area of 16.83 acres, at a location northwest of Ball Ground/Canton Highway at Willow Road is approximately 1.6 miles southwest of the Cherokee County Airport (CNI). It is located under the FAA approach and departure surfaces. The proposed project does not appear to impact the airport unless it or any construction equipment associated with it reaches over 200' in height above the ground.

However, the proposed development is in proximity to a navigation facility and may impact the assurance of navigation signal reception, so an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for the building and any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

I have copied Don Stevens and Jimmy Garland with the Cherokee County Airport (CNI).

Thank you for the opportunity to comment on the proposed development.

Alan Hood

Airport Safety Data Program Manager



Aviation Programs

600 West Peachtree Street NW
6th Floor
Atlanta, GA, 30308
404.660.3394 cell
404.532.0082 office

From: Greg Giuffrida <GGiuffrida@atlantaregional.org>
Sent: Tuesday, May 19, 2020 2:17 PM
To: aspiliotis@srta.ga.gov; Annie Gillespie <agillespie@srta.ga.gov>; Boone, Eric <eboone@dot.ga.gov>; 'ccomer@dot.ga.gov'; 'chuck.mueller@dnr.state.ga.us'; 'cyvandyke@dot.ga.gov'; Delgadillo Canizares, Marlene V. <mcanizares@dot.ga.gov>; Finch, Ashley M <AFinch@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Jon West <jon.west@dca.ga.gov>; 'kclark@gefa.ga.gov'; Matthews, Timothy W <TMatthews@dot.ga.gov>; McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>; Mertz, Kaycee <kmertz@dot.ga.gov>;



MARK WILLIAMS
COMMISSIONER

RUSTY GARRISON
DIRECTOR

June 01, 2020

Greg Giuffrida
Plan Review Technician
Atlanta Regional Commission
229 Peachtree Street NE
Suite 100
Atlanta, GA 30303

Subject: Known occurrences of natural communities, plants and animals of highest priority conservation status on or near DRI 3103 Thomas Concrete, Cherokee County, Georgia

Dear Mr. Giuffrida:

This is in response to your request of May 19, 2020. The following Georgia natural heritage database element occurrences (EOs) were selected for the current site using the local HUC10 watershed for elements whose range distribution is limited by aquatic systems (AQ) and within 3 miles for all other EOs (TR).

(-84.442479, 34.283745, WGS84)

- Cameloma regulare* (Cylinder cameloma) in Etowah River (AQ), approx. 4.8 mi E of site
- US *Etheostoma etowahae* (Etowah Darter) in Etowah River Huc 10 - 0315010406 (AQ), approx. 2.7 mi NE of site
- US *Etheostoma etowahae* (Etowah Darter) in Smithwick Creek (AQ), approx. 6.3 mi E of site
- GA *Etheostoma rupestre* (Rock Darter) in Etowah River Huc 10 - 0315010406 (AQ), approx. 2.3 mi E of site
- GA *Etheostoma rupestre* (Rock Darter) in Etowah River Huc 10 - 0315010406 (AQ), approx. 2.9 mi NE of site
- GA *Etheostoma rupestre* (Rock Darter) in Etowah River Huc 10 - 0315010406 (AQ), approx. 2.2 mi S of site
- GA *Etheostoma rupestre* (Rock Darter) in Etowah River Huc 10 - 0315010406 (AQ), approx. 2.5 mi SW of site
- US *Etheostoma scotti* (Cherokee Darter) in Unnamed Tributary to Canton Creek Huc 10 - 0315010406 (AQ), approx. 4.9 mi S of site
- US *Etheostoma scotti* (Cherokee Darter) in Unnamed Tributaries to Hickory Log Creek Nne of Canton | Hickory Log Creek @ Vandiver Road | Hickory Log Upstream of Canton Mill Lake | Hickory Log Creek at I-575 0315010406 (AQ), approx. 2.5 mi NW of site
- US *Etheostoma scotti* (Cherokee Darter) in Unnamed Tributaries to Hickory Log Creek Nne of Canton | Hickory Log Creek @ Vandiver Road | Hickory Log Upstream of Canton Mill Lake | Hickory Log Creek at I-575 0315010406 (AQ), approx. 2.0 mi SW of site

- US *Etheostoma scotti* (Cherokee Darter) in Unnamed Tributaries to Hickory Log Creek Nne of Canton | Hickory Log Creek @ Vandiver Road | Hickory Log Upstream of Canton Mill Lake | Hickory Log Creek at I-575 0315010406 (AQ), approx. 2.4 mi W of site
- US *Etheostoma scotti* (Cherokee Darter) in Sharp Mountain Creek and Tributaries Huc 10 - 0315010405 Sharp Mountain Creek | Etowah River and Tributaries Huc 10 - 0315010406 Etowah River 5 (AQ), approx. 1.1 mi NE of site
- US *Etheostoma scotti* (Cherokee Darter) in Smithwick Creek Huc 10 - 0315010406 (AQ), approx. 5.8 mi SE of site
- US *Etheostoma scotti* (Cherokee Darter) in Etowah River - Huc10 0315010406 (AQ), approx. 2.6 mi E of site
- GA *Hybopsis lineapunctata* (Lined Chub) in Etowah River (AQ), approx. 2.3 mi SW of site
Hybopsis sp. 9 (Etowah Chub) in Etowah River - Huc10 0315010406 (AQ), approx. 1.3 mi SE of site
- GA *Macrhybopsis etnieri* (Coosa Chub) in Etowah River Huc 10 - 0315010406 (AQ), approx. 2.3 mi E of site
- GA *Macrhybopsis etnieri* (Coosa Chub) in Etowah River Huc 10 - 0315010406 (AQ), approx. 2.2 mi S of site
- GA *Macrhybopsis etnieri* (Coosa Chub) in Etowah River Huc 10 - 0315010406 (AQ), approx. 1.7 mi SE of site
- GA *Macrhybopsis etnieri* (Coosa Chub) in Etowah River Huc 10 - 0315010406 (AQ), approx. 2.5 mi SW of site
- GA *Noturus munitus* (Frecklebelly Madtom) in Etowah River Huc 10 - 0315010406 (AQ), approx. 5.4 mi E of site
- GA *Noturus munitus* (Frecklebelly Madtom) in Etowah River Huc 10 - 0315010406 (AQ), approx. 2.2 mi S of site
- GA *Noturus munitus* (Frecklebelly Madtom) in Etowah River Huc 10 - 0315010406 (AQ), approx. 4.8 mi SW of site
- Noturus nocturnus* (Freckled Madtom) [Historic] in Etowah River S of Ballground (AQ), approx. 3.6 mi E of site
- Noturus nocturnus* (Freckled Madtom) [Historic] in Etowah R. at Ga. Hwy. 1018 (AQ), approx. 2.6 mi NE of site
- Ophisaurus attenuatus* (Slender Glass Lizard) (TR), approx. 1.2 mi NW of site
- US *Percina antesella* (Amber Darter) in Etowah River Huc 10 - 0315010406 (AQ), approx. 4.9 mi E of site
- US *Percina antesella* (Amber Darter) in Etowah River Huc 10 - 0315010406 (AQ), approx. 2.6 mi NE of site
- US *Percina antesella* (Amber Darter) in Etowah River Huc 10 - 0315010406 (AQ), approx. 2.2 mi S of site
- US *Percina antesella* (Amber Darter) in Etowah River Huc 10 - 0315010406 (AQ), approx. 2.5 mi SW of site
- GA *Percina lenticula* (Freckled Darter) in Etowah River Huc 10 - 0315010406 (AQ), approx. 2.6 mi E of site
- GA *Percina lenticula* (Freckled Darter) in Etowah River Huc 10 - 0315010406 (AQ), approx. 1.3 mi SE of site
- GA *Percina lenticula* (Freckled Darter) in Etowah River Huc 10 - 0315010406 (AQ), approx. 2.5 mi SW of site

Perimyotis subflavus (Tri-colored Bat) (TR), approx. 2.9 mi S of site
 GA *Schisandra glabra* (Bay Star-vine) (TR), approx. 1.5 mi NE of site
 GA *Symphyotrichum georgianum* (Georgia Aster) (TR), approx. 0.5 mi W of site
 028-001 [Department of Transportation] (TR), approx. 0.4 mi SE of site
 Canton/575 [U.S. Army Corps of Engineers] (TR), approx. 2.5 mi SW of site
Tilia americana var. *heterophylla* - *Fraxinus americana* / *Sanguinaria canadensis* -
(Aquilegia canadensis, Asplenium rhizophyllum) Forest (Southern Appalachian Cove
 Forest) (TR), approx. 2.4 mi E of site
 Restrictive covenant [U.S. Army Corps of Engineers] (TR), approx. 2.5 mi W of site
 Bridge/Culvert Inspection (34.27441, -84.45898), Bats Present: No, Species: N/A (TR),
 approx. 1.0 mi SW of site
 Sharp Mountain Creek (0315010405) [SWAP High Priority Watershed] (TR), approx. 0.9
 mi N of site
Etowah River 5 (0315010406) [SWAP High Priority Watershed] (TR), on site
 Shoal Creek, Etowah River (0315010407) [SWAP High Priority Watershed] (TR), approx.
 2.8 mi W of site

Recommendations:

Federally listed species have been documented near the proposed project. To minimize potential impacts to federally listed species, we recommend consultation with the United States Fish and Wildlife Service. Please email GAES_Assistance@fws.gov for additional information.

Please be aware that state protected species have been documented near the proposed project. For information about these species, including survey recommendations, please visit our webpage at <http://georgiawildlife.com/conservation/species-of-concern#rare-locations>.

This project occurs within a high priority watershed. As part of Georgia's State Wildlife Action Plan, high priority watersheds were identified to protect the best-known populations of high priority aquatic species, important coastal habitats, and migratory corridors for anadromous species. Please refer to Appendix F of Georgia's State Wildlife Action Plan to find out more specific information about this high priority watershed:
<https://georgiawildlife.com/wildlifeactionplan>.

We are concerned about streams and other habitats that could be impacted by the proposed project. We recommend that stringent erosion control practices be used during construction activities and that vegetation is re-established on disturbed areas as quickly as possible. Silt fences and other erosion control devices should be inspected and maintained until soil is stabilized by vegetation. Please use natural vegetation and grading techniques (e.g. vegetated swales, turn-offs, vegetated buffer strips) that will ensure that the project site does not serve as a conduit for storm water or pollutants into the watershed during or after construction. These measures will help protect water quality near the project as well as in downstream areas.

Please be aware that the type of erosion control material used during construction can impact wildlife. We strongly recommend using natural, biodegradable materials such as 'jute' or 'coir'.

Mesh strands should be movable, as opposed to fixed. Use of plastic fencing frequently leads to wildlife entrapment and death.

Disclaimer:

Please keep in mind the limitations of our database. The data collected by the Wildlife Conservation Section comes from a variety of sources, including museum and herbarium records, literature, and reports from individuals and organizations, as well as field surveys by our staff biologists. In most cases the information is not the result of a recent on-site survey by our staff. Many areas of Georgia have never been surveyed thoroughly. Therefore, the Wildlife Conservation Section can only occasionally provide definitive information on the presence or absence of rare species on a given site. Our files are updated constantly as new information is received. **Thus, information provided by our program represents the existing data in our files at the time of the request and should not be considered a final statement on the species or area under consideration.**

If you know of populations of highest priority species that are not in our database, please fill out the appropriate data collection form and send it to our office. Forms can be obtained through our web site (<http://georgiawildlife.com/conservation/species-of-concern#rare-locations>) or by contacting our office. If we can be of further assistance, please let us know.



Laci Pattavina, Wildlife Biologist, Environmental Reviews
laci.pattavina@dnr.ga.gov, (706) 557-3228

Data Available on the Wildlife Conservation Section Website

- Georgia protected plant and animal profiles are available on our website. These accounts cover basics like descriptions and life history, as well as threats, management recommendations and conservation status. Visit <http://georgiawildlife.com/conservation/species-of-concern#rare-locations>.
- Rare species and natural community information can be viewed by Quarter Quad, County and HUC8 Watershed. To access this information, please visit our GA Rare Species and Natural Community Information page at: <http://georgiabiodiversity.org/>
- Downloadable files of rare species and natural community data by quarter quad and county are also available. They can be downloaded from: <http://georgiabiodiversity.org/natels/natural-element-locations.html>

THOMAS CONCRETE DRI
Cherokee County
Natural Resources Group Comments
May 22, 2020

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection and Stream Buffers

The project property is in the Allatoona Lake and Etowah River Water Supply Watersheds. Both are large water supply watersheds (more than 100 square miles) as defined in the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds). Under the current Criteria, because Allatoona is a Corps of Engineers lake, it is exempt from the Part 5 criteria. However, the Etowah River has two intakes, one for the City of Canton and a second for the Cobb-Marietta Water Authority to supply the Hickory Log Reservoir which is off the Etowah. Therefore, the Part 5 requirements for large water supply watersheds do apply to this project. Based on current maps, the project property appears to be within seven miles upstream of both the Canton intake and the Cobb-Marietta Hickory Log intake. Under Part 5, the only criteria for large water supply watersheds with direct river (not reservoir) intakes are for new facilities within 7 miles of a water supply intake which handle hazardous materials of the types and amounts determined by the Georgia Department of Natural Resources (DNR). Such facilities shall perform their operations on impermeable surfaces having spill and leak collection systems as prescribed by DNR.

Both the USGS coverage for the project area and the submitted plans show two blue-line streams on the project property. Both streams show the 50-foot vegetative buffer and 75-foot impervious surface setback required under the Cherokee County Stream Buffer Ordinance as well as the 25-foot State Sediment and Erosion Control Buffer. Any work within these buffers may require variances. Any unmapped streams on the property may be also be subject to the County's Stream Buffer Ordinance, and any unmapped waters of the State will be subject to the requirements of the State 25-foot sediment and erosion buffer.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.



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April 22, 2022.

Mr. Andrew Spiliotis
Georgia Regional Transportation Authority
State Road & Tollway Authority
245 Peachtree Center Avenue, Suite 2200
Atlanta, GA 30303

Subject: Expedited Review Request for DRI # 3103 – Thomas Concrete Plant Relocation –
LDP 20200000193.

Dear Mr. Spiliotis,

An expedited DRI review is requested for the relocation of Thomas Concrete plant from its existing location at 185 Mill Industrial Way, Canton to 489 Operations Drive in Cherokee County, Georgia. Thomas Concrete Plant will have one access on Operations Drive. The daily trips of this facility are below the 1,000 average daily trips threshold for the expedited review. The General Manager of the existing plant has estimated the daily two-way trips to be about 62 including employee trips. However, to be conservative, we are using 140 two-way daily trips based on the driveway counts collected at Ready-Mix USA plant in Marietta on September 13, 2018. The entering and exiting trips based on these counts is given below in Table 1.

TABLE 1 — TRIP GENERATION							
	AM Peak Hour			PM Peak Hour			24-Hour
	Enter	Exit	Total	Enter	Exit	Total	Two-way
Trucks & Cars	12	10	22	9	12	21	140

Attached is a location map and a site plan of the proposed plan.

Thank you

Sincerely,

Abdul K. Amer, PE
Principal Engineer

Enclosures (2)

